



Order Filed on October 23, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

Denise Carlon  
KML Law Group, PC  
216 Haddon Avenue, Suite 406  
Westmont, NJ 08108  
Specialized Loan Servicing LLC as servicer for Wells  
Fargo Bank, National Association as Trustee for  
Structured Asset Mortgage II Inc., Greenpoint Mortgage  
Funding Trustee 2006-AR3, Mortgage Pass-Through  
Certificates. Series 2006-AR3

In Re:  
King, Donna C. fka Donna C. Mason, aka Donna  
C. Sims

Case No: 18-24826 ABA

Hearing Date: October 23, 2018 at  
10:00 A.M.

Judge: Andrew B. Altenburg Jr.

Recommended Local Form:

☐

Followed

☐

Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby ordered **ORDERED**.

Upon the motion of Specialized Loan Servicing LLC as servicer for Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage II Inc., Greenpoint Mortgage Funding Trustee 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3

**DATED: October 23, 2018:**  
Bankruptcy Code section 362(a) for relief from the auto  
hereinafter set forth, and for cause shown, it is

A handwritten signature in black ink, appearing to read "ABJ", written over a horizontal line.

Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

**Land and premises commonly known as Lot 5, 23 and 24 , Block 2001, 110 W. Kennedy Drive, Egg Harbor Township NJ 08234**

☐ Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.